

PLANNING AND ZONING BOARD
MAY 10, 2006

1. ROLL CALL

The meeting was called to order at 7:06 p.m. Board members present were Chair Mike Bender, Vice-Chair Scott McLaughlin, Karen Stenzel-Nowicki, John Stevens and Mimi Turin (arrived at 7:18 p.m.). Also present were Town Attorney Monroe Kiar, Planning and Zoning Manager Bruce Dell, Planners Ingrid Allen and David Abramson, and Board Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: April 12, 2006

Vice-Chair McLaughlin made a motion, seconded by Ms. Stenzel-Nowicki, to approve the minutes of April 12, 2006. In a voice vote, with Ms. Turin being absent, all voted in favor. **(Motion carried 4-0)**

3. PUBLIC HEARING

3.2 V 7-3-05, DuPont, 3344 Meadowbrook Way (AG) **(tabled from April 12, 2006)**

Chair Bender advised that there was a fifth request from the applicant to table this item. He expressed that he was not in favor of tabling this item a fifth time.

Ms. Stenzel-Nowicki asked if the tabling request was because the applicant did not have the homeowners' association's approval and Chair Bender responded affirmatively. She agreed with Chair Bender. Mr. Stevens agreed the applicant had been given plenty of time.

Chair Bender passed the gavel and made a motion, seconded by Mr. Stevens, to deny the tabling request. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair McLaughlin – yes; Ms. Stenzel-Nowicki – yes; Mr. Stevens – yes; Ms. Turin – absent. **(Motion carried 4-0)**

Later in the meeting, Mr. Kiar advised the Board that although they had denied the tabling, the status of the application needed to be addressed.

Mr. Stevens made a motion, seconded by Ms. Stenzel-Nowicki, to deny item 3.2. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair McLaughlin – yes; Ms. Stenzel-Nowicki – yes; Mr. Stevens – yes; Ms. Turin – yes. **(Motion carried 5-0)**

Vacation

3.1 VA 3-1-06, Town of Davie, a portion of SW 26 Street, between Flamingo Road and SW 127 Avenue
(tabled from April 12, 2006)

John Voigt and Ron Jones, representing the petitioners, were present. Ms. Allen summarized the planning report.

Mr. Voigt explained that the intent of the vacation was to rededicate the vacation back to the Town as an equestrian trail at the request of residents and to avoid SW 26th Street from becoming a vehicular thru-street. He concurred with the planning report.

Mr. Jones stated his support for the application and encouraged the Town to eventually exercise its ability to vacate the remaining parallel 25-foot of right-of-way for the betterment of the trail.

Vice-Chair McLaughlin asked to see a boundary survey as opposed to survey sketches. Mr. Dell responded that the sketch and description were adequate for the application as it had already been platted on a previous plat. Vice-Chair McLaughlin indicated that he would have liked to see if any encroachments needed to be removed from the right-of-way for the trail area once it was dedicated back to the Town.

Mr. Stevens asked why the application had been withdrawn in the past when it was presented to the Town Council. Mr. Dell explained the setbacks in the previous presentation package.

Ms. Stenzel-Nowicki asked if the applicant had obtained the written consent of the utilities that were named in the right-of-way. Ms. Allen responded as to which utilities had provided their consent and which had not.

Ms. Stenzel-Nowicki questioned if the narrow extent of the trail affected safety, particularly for equestrian use. Mr. Dell explained that the northern portion of the narrow section remained a right-of-way and would continue to be utilized as part of the trail thereby providing a full 40-foot width.

Chair Bender asked if anyone wished to speak for or against this item.

Don Friedewald, 12911 SW 26 Street, indicated that he represented homeowners in the surrounding community who were there to express their support of this application.

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Joyce Steward, 10050 SW 25 Street, indicated her “whole heart” support of the project both as a resident and as Chair of the Open Space Advisory Board. She explained how the project would resolve a couple of problems for the neighborhood as well as enhance the trail system.

As there were no other speakers, Chair Bender closed the public hearing.

Vice-Chair McLaughlin reiterated that he would have liked to have seen a survey in order to know if any fencing or other obstructions needed to be removed. He indicated that the aerial did not make that issue clear.

Vice-Chair McLaughlin made a motion, seconded by Mr. Stevens, to approve contingent upon receiving letters from the utility companies and staff’s recommendations. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair McLaughlin – yes; Ms. Stenzel-Nowicki – yes; Mr. Stevens – yes; Ms. Turin – yes. **(Motion carried 5-0)**

Variances

3.3 V 2-1-06, Hollingsbrook & Mather, Inc./O’Connor, 2273 SW 132 Way (A-1) **(tabled from April 26, 2006)**

Earlier in the meeting, Chair Bender advised that staff was requesting a tabling to June 14, 2006.

Vice-Chair McLaughlin made a motion, seconded by Mr. Stevens, to table to June 14, 2006. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair McLaughlin – yes; Ms. Stenzel-Nowicki – yes; Mr. Stevens – yes; Ms. Turin – absent. **(Motion carried 4-0)**

3.4 V 2-2-06, Hollingsbrook & Mather, Inc./Rousseau, 2461 SW 131 Terrace (A-1) **(tabled from April 26, 2006)**

Earlier in the meeting, Chair Bender advised that staff was requesting a tabling to June 14, 2006.

Mr. Stevens made a motion, seconded by Ms. Stenzel-Nowicki, to table to June 14, 2006. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair McLaughlin – yes; Ms. Stenzel-Nowicki – yes; Mr. Stevens – yes; Ms. Turin – absent. **(Motion carried 4-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 7:31 p.m.

Date Approved: _____

Chair/Board Member